



WESTFIELD FIRE DEPARTMENT

Mr. Jeff Ryan
Herman and Kittle Properties, Inc.
500 E. 96th Street
Indianapolis, IN 46240

Dear Mr. Ryan,

After reviewing the Primary Plat for The Commons at Spring Mill, there are a concern / question regarding this project. The project is 15 buildings, 5 garages and a clubhouse. With these buildings we have a concern with the accessibility to each of the buildings. Under the Indiana Fire Prevention, Chapter 5 section 503.1.1 Building and facilities states the following:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: Buildings protected throughout by a supervised automatic fire sprinkler system and not used for high piled combustible storage in excess of twelve thousand (12,000) square feet.

The plat shows that these buildings will not be used for high piled storage. With that in mind, the access is greater than 150 feet with no accessibility to the rear of the structures. The plat does not indicate if the project is going to be protected by an automatic sprinkler system.

Therefore the plat as currently submitted does not meet the accessibility under the Indiana Fire Prevention Code.

If you have any questions, please feel free to contact me at 317/ 804-3307.

Respectfully,

Garry Harling

Cc: Kevin Todd, Westfield Community Development
Pete White, WPWD
Edward Fleming, Weihe Engineers Inc

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AUG 11 2010

WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

WESTFIELD PUBLIC WORKS



August 24, 2010

Weihe Engineers, Inc.
Attn: Mr. Edward E. Fleming
10505 N. College Ave.
Indianapolis, IN 46280

BOARD OF PUBLIC WORKS
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DIRECTOR OF PUBLIC WORKS
KURT J. WANNINGER

RE: The Commons at Springmill Primary Plat Plan Review

Dear Mr. Fleming:

The Westfield Public Works Department has reviewed the proposed preliminary plans for the above project and offers the following comments:

General

1. Please provide 110% performance bonds for all public infrastructures. The bonds must be executed before any construction commences.
2. Please provide an electronic file of this project and note our digital as-built requirements.
3. Please note additional comments may be warranted at a later date.

Water

1. Move the vault to be located on the south side of the property next to the entrance off of Wendover Ave. The water meter needs to be located in the vault. Please coordinate with Platinum Properties to install (2) 12" valves, an 8" valve and a 12x12x8 tee with the extension of Wendover.
2. Please eliminate the 8" water main on the north side on the property that connects the private water main with the public water main. If this connection is desired then another meter will need to be set in this location.
3. Please add a note to the construction plans stating that all fire hydrants shall be painted with 2-coats of MAB "Fire Protection Red (7068)" prior to installation. Private fire hydrants shall be painted with 2 coats of MAB "Caution Yellow (7077)" prior to installation.

4. Please add a note to the construction plans stating that blue reflectors shall be installed in pavement to mark fire hydrants (private and public) per the City of Westfield's Utility and Infrastructure Construction Standards.
5. Please add a note to the construction plans stating that fire hydrants shall have a 5-inch Storz's connection (Mueller model 290220 for casting and 290221 cap or comparable to and approved by WPWD). Fire hydrants shall be placed per the direction of the Westfield Fire Department.
6. Please add a note to the construction plans stating that if a main is 8-inches or smaller, then C900 pipe can be used. The main shall be saddle tapped and bedded with sand 6-inches under and 12-inches over the pipe with marking tape installed 2-feet above the water main. Number twelve (#12) gauge locating wire shall be taped to the top of the main and pulled through all valve boxes (to the surface) for locating purposes. If ductile iron pipe is used, the main must be poly wrapped and marking tape installed 2-feet above the water main.
7. Please add a note to the construction plans stating that all proposed road crossings must be fully backfilled with a granular material.
8. Please include all water specifications and details to the construction plans, which can be found on our website at www.westfield.in.gov under Development/Construction.
9. Please provide a completed NOI application for water construction and provide the fee along with the application. The check should be made out to the City of Westfield Public Works in the amount of \$300.00.
10. Please provide at least 10 feet of horizontal separation between all water, sanitary and storm pipe.
11. Please provide at least 8 feet of horizontal separation between the water main and all storm and sanitary structures.

Sanitary Sewer

1. Please add a note to the construction plans stating that all sanitary sewer laterals must have locate wire run when installing.
2. Please add a note to the construction plans stating that all proposed road crossings must be fully backfilled with a granular material.
3. Please provide easements for all sanitary mains.
4. Please include all sewer specifications and details to the construction plans, which can be found on our website at www.westfield.in.gov under Development/Construction.

Storm Sewer

1. Please provide a completed NOI application for storm water construction and provide the fee along with the application. A \$100.00 check should be made out to IDEM and our office will forward the NOI information to IDEM.
2. Any stormwater detention facilities shall be separated from any road right-of-way by a minimum of 50 feet, measured from the top of bank or the 100-year pool if no defined top of bank is present. Use of guard rails, berms, or other structural measures may be considered in lieu of the above-noted setbacks.
3. Please coordinate with Platinum Properties with the exact location of the storm outlet.
4. What is going to pick up storm water around the dog park? What is going to control the waste within the dog park and keep it from entering the storm sewers?
5. What is going to pick up the storm along the west perimeter and the western parking area?
6. Please provide an emergency overflow and overland route for the wet detention pond.

Streets / Trails

1. Please provide ingress/egress easements for the possible future expansion.
2. Please provide 12' asphalt trail along the north side of your property. Please dedicate ROW to the Westfield Parks Department.
3. Please provide 8' asphalt path along the frontage of Wendover Ave.

These review comments, submitted plans, and TAC meeting do not constitute approval for construction by the Westfield Public Works Department. You will be informed when the proposed construction plans are acceptable. At that time you will submit nine (9) sets of plans to be stamped as being accepted by WPWD. All construction plans must be stamped by this office before construction can commence. After plans have been approved, please call for a Pre Construction meeting.

I thank you in advance for your cooperation and efforts to move this development along successfully. If you should have any questions or concerns regarding my comments or the above information, please call me at the below listed number.

Sincerely,

Pete White
Plan Reviewer
Development/Construction
pwhite@westfield.in.gov

Cc: Kevin Todd, Westfield Planning Department
Garry Harling, Westfield Fire Department
Greg Hoyes, HCSO